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Habitat Management and Monitoring Plan

Survey site:
Farmer Norton Car Park, Peru Street, Salford, M3 6FS

Client:
ECF (General Partner) Limited

Report date:
11th September 2025

Project:
This report is prepared to inform a planning application with the Salford City Council. The proposal is described as:
"Demolition of existing structure and erection of residential development comprising 42 three bed dwellings (Use Class C3) together with secure cycle storage, secure external bin storage, car parking, landscaping, substation and associated works".
[Application reference: PA/2025/0043]

Limitations and Copyright

Guidelines

A Habitat Management and Monitoring Plan (HMMP) is a key document in the long-term stewardship of habitats created, enhanced, or restored as part of a development. It is essential in the context of Biodiversity Net Gain (BNG), a legal requirement under the Environment Act 2021, which mandates that developments must deliver a minimum 10% net gain in biodiversity and ensure its maintenance for at least 30 years. The HMMP outlines how newly created or enhanced habitats will be managed, monitored, and maintained to achieve their intended ecological value over time, ensuring compliance with BNG commitments.

The HMMP is designed to align with UK regulatory frameworks, including Natural England's guidance on habitat management, local planning authority policies, and the National Planning Policy Framework (NPPF) such as the 'British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.
>
> The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

Validity

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Harry Brindle BSc (Hons), Consultant ecologist	16/06/2025
Review	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	17/06/2025
Final	1.0	Harry Brindle BSc (Hons), Consultant ecologist	17/06/2025
Amended	1.1	Harry Brindle BSc (Hons), Consultant ecologist	18/06/2025
Amended	1.2	Harry Brindle BSc (Hons), Consultant ecologist	28/08/2025
Amended	1.3	Harry Brindle BSc (Hons), Consultant ecologist	11/09/2025

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was commissioned to produce a Habitat Management and Monitoring Plan for a proposed development at Farmer Norton Car Park, Peru Street, Salford, M3 6FS (hereafter referred to as the site).

This report should be read in conjunction with the following documents:

- Preliminary Ecological Appraisal for Farmer Norton Car Park, Peru Street, Salford, M3 6FS (Arbtech, last updated August 2025)
- Statutory BNG Metric for Farmer Norton Car Park, Peru Street, Salford, M3 6FS (Arbtech, last updated August 2025)
- BNG Assessment for Farmer Norton Car Park, Peru Street, Salford, M3 6FS (Arbtech, last updated August 2025)

1.2 Project Description

This report is prepared to inform a planning application with the Salford City Council. The proposal is for the demolition of existing structure and erection of residential development comprising 42 three bed dwellings (Use Class C3) together with secure cycle storage, secure external bin storage, car parking, landscaping, substation and associated works. A plan showing the proposed development is provided in Appendix 1.

1.3 Site Context

The site is located at National Grid Reference SJ 82624 98769 and has an ownership area of approximately ~1.27ha. Within this BNG assessment only 'phase 1 development' of the site was investigated having a site area of ~0.75ha. The site comprises a car park, mixed scrub, bare ground, built linear features and a tree line, in Peru Street, Salford. A site location plan is provided in Appendix 2.

1.4 Scope of This Report

The aims of this HMMP are to provide habitat management and enhancement prescriptions to ensure the effective installation and long-term success of the proposed new habitats in accordance the associated BNG assessment. Furthermore, this HMMP aims to provide definitive detail relating to species-specific

mitigation and enhancement requirements as informed by previous ecological assessment. This, combined with the associated BNG assessment will therefore demonstrate an effective Biodiversity Net Gain in compliance with legislation (Environment Act 2021).

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the previous ecological assessments undertaken at the site.

2.1 Habitats recorded on Site

Full condition assessments for each habitat type (where relevant) are given in 'BNG report - Farner Norton Car Park, M3 6FS - Final v2.3 - 21-08-2025' (Arbtech, last updated August 2025).

Habitats recorded comprise:

- Mixed scrub – Poor condition
- Sparsely vegetated urban land – Moderate condition
- Line of trees – Poor condition

2.2 Offsite Habitat Retention, Enhancement and Creation

A net gain of >10% has been achieved for habitat units through the following design strategies:

- Developed land; sealed surface – proposed – N/A for condition assessment
- Vegetated garden – Proposed - N/A for condition assessment
- Introduced scrub - Proposed - N/A for condition assessment
- Other neutral grassland – Proposed - Good condition
- Rain garden – Proposed – Moderate condition
- Scattered tree planting – Proposed – Moderate condition
- Mixed scrub – Retained – Poor condition
- Line of trees – Retained – Poor condition
- Native hedgerow – proposed – Poor condition

2.3 Offsite Habitat

Further to the enhancement onsite, the remaining unit deficit has been secured via offsite BNG through an Environment Bank at the Horwich Habitat Bank (Gain Site Register reference: BGS-021024004).

3.0 Habitat Management and Monitoring Plan

The responsibility for implementing the management regime described within this Habitat Monitoring and Management Plan (HMMP) lies with the applicant, ECF (General Partner) Limited, or any successor in title. It is the responsibility of the applicant to ensure that all monitoring and reporting requirements are carried out by a suitably qualified and experienced professional. Salford City Council or any subsequently formed local authority under devolution is responsible for reviewing the monitoring reports submitted to the authority and assessing whether enforcement action is required if the management actions and objectives described in this gain plan are not met throughout the 30-year period.

3.1 Enhancement

Enhancement of the site and subsequent management prescriptions to ensure the ongoing biodiversity value post-construction are detailed in Table 1 below. No management prescriptions are given for urban habitats including vegetated gardens and introduced scrub.

Table 1: Habitat Creation and Enhancement Prescriptions

Ecological receptor	Specification
Retained Trees (line of trees)	Trees around the site boundary will be retained as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4). It is considered necessary to install protective fencing in order to effectively delineate these boundaries during works to prevent indirect impacts through encroachment of activity such as excessive vehicular and pedestrian movement, and materials storage. Protective fencing will be required, in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations". The fencing specification is included within Figure 1 overleaf. The fencing must be installed prior to any development works and be left in-situ until the development is complete.

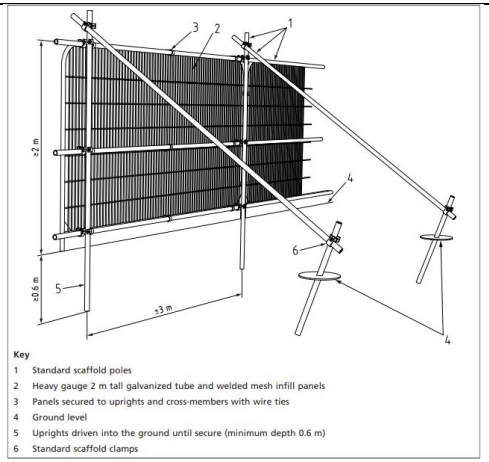


Figure 1. Default protective barrier specification (British Standards Institute 2012).

Table 1.1. Retained tree management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
Protect root zones from compaction by avoiding heavy machinery, storage of materials, or pedestrian access. Use fencing or mulch rings where appropriate.	At all times	Prevents damage to fine feeder roots essential for water/nutrient uptake. Preserves long-term health and structural stability.	D, F
Maintain grassland or low vegetation under canopy using light-touch methods	1–2 times annually	Reduces competition for moisture/nutrients while preserving habitat value and avoiding root disturbance.	F

	Retain all standing and fallen deadwood within safety limits. Hollow trunks and dead limbs should be retained where there is no risk to people or property.	Ongoing	Deadwood supports fungi, beetles, birds, and bats.	E
	Avoid crown lifting, pollarding, or heavy pruning unless required for safety or access. Retain natural form where possible.	As needed; outside bird nesting season (Sept–Feb)	Minimises stress to mature trees and avoids creation of large wounds.	B, C, D, E, F
	Do not use fertilisers or pesticides within the rooting zone.	At all times	Preserves soil damage and prevents chemical harm to roots.	F
Tree and Shrub Planting	Trees will be planted around the site and an area of mixed scrub will be retained as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4). 28 trees will be planted in total; species will include Green Column Maple (Acer campestre 'Green Column'), Katsura Tree (Cercidiphyllum japonicum), Three-lobed Apple (Malus trilobata), Crimson Point Cherry Plum (Prunus cerasifera 'Crimson Point'), Umineko Cherry (Prunus 'Umineko'), Evereste Crabapple (Malus 'Evereste'), Rancho Linden (Tilia cordata 'Rancho'), Amelanchier (Amelanchier lamarckii), Eastern Redbud (Cercis canadensis), Cornelian Cherry (Cornus mas), and Ludwig Späth Lilac (Syringa vulgaris 'Ludwig Späth'). Trees will be planted in accordance with supplier's recommendations and BS 8545 and BS3936-1. See "Tree planting schedule" in appendix 1 for further detail of planting. ***Objectives*** • To plant a range of trees that will provide pollinating, foraging, commuting, and refuge opportunities for protected and/ or notable species groups including amphibians, bats, birds, hedgehogs, and reptiles.			

- Ensure that good horticultural practice is employed to encourage the long-term health and vitality of all trees and shrubs.
- Ensure well-balanced crowns and/ or natural shape by preventing over-competition.

Creation Method

- **Ground preparation and planting**

  Each tree will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees and shrubs will then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground.

- **Timing**

  It is best to prepare the land during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.

Table 1.2: Native scrub and tree management prescriptions over a minimum 30-year term. Criteria beginning with 'T' relate to scattered trees and criteria beginning with 'S' relate to scrub habitat.

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	TA, SA, SB
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	TD, SD, SE
Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	TD, SD, SE

	Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc. by weeds	TF, SA, SC
	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc. by weeds	TC, TE, TF, SD, SE
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	TD, SA, SC, SD, SE
	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	TB, TC, SA, SB
	Removal of spent flowers from perennial plants will be removed through 'deadheading'	Twice annually, late spring and in the Autumn.	Allows plants to place more energy into re-growth.	SA
	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	TB, TC, TD, TD, TF, SA, SB, SD
Other Neutral Grassland	Small parcels of grassland to the south of the site will be planted with a wildflower seed mix as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4). ***Objectives*** • To provide a refuge for local wildlife and increase overall biodiversity on site, through planting of native species. ***Enhancement Method*** • **Ground preparation and planting**			

- Existing vegetation will be removed, and the area will be re-profiled with a layer of low fertility topsoil to provide a suitable substrate for planting. This approach has been recommended due to existing site conditions and the potential for contamination. Topsoil will be lightly consolidated by rolling or trampling to create a suitable seedbed prior to seeding
- **Seeding**:

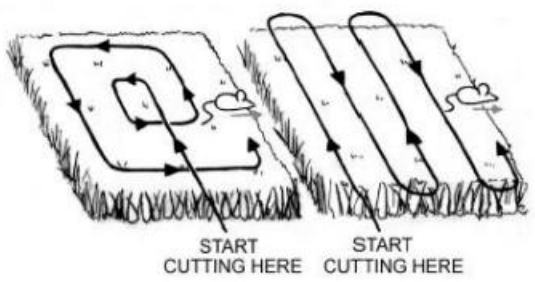
  To be undertaken in the spring between April and May or in the Autumn between September and October.

  The following seed rates are recommended: 50kg/ha or 5g/m^2
- **Proposed seed mix:**

  It is proposed to seed the meadow with Premium Wildflower Meadow Seed Mix & British wildflower seed to incorporate a mix of forbs and grasses within the other neutral grassland. The mixture contains no dominant grass species.; it is considered reasonable to assume a species diversity of 6-8 species per m^2.

Table 1.3. Other neutral grassland management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
Cut neutral grassland once annually in late summer (August–September), with arisings left for 3–5 days to allow seed drop before removal. A secondary early spring cut (April) may be introduced if needed to control excessive growth. At least 10–20% of the area should be left uncut on rotation each year to provide habitat refuge.	Late summer (main cut), optional early spring cut	Encourages species-rich grassland by allowing flowering plants to set seed and reducing nutrient build-up. More regular cutting maintains a tidy appearance suitable for residential settings while supporting biodiversity. Rotational uncut areas provide refuge for invertebrates and small mammals. Cutting will also follow a routine as demonstrated below- to prevent entrapping and killing any wildlife within the meadow.	A, B, D, E

				
	Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm. As such, each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward.	Late March / early April and– late August/ early Sept	To retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural germination of seeds.	B
	Remove weeds, bracken and sprouting scrub	twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.	A, C, D, E, F
	Turn and dry the cut grass over 3-5 days before removing arisings off Site	Post cut .	This allows the seeds to drop encouraging species diversity and invertebrates to relocate unharmed. Cuttings will have to be removed to prevent nutrient enrichment of the soil which will affect meadow quality	A, E, F
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions	C
Rain garden	The development will include several small rain gardens integrated into the hard-landscaped areas identified on the Proposed Landscape Plan and the Post-Development BNG Habitat Plan (see Appendices 1 & 4).			

Objectives

- To enhance biodiversity and provide habitat for invertebrates, amphibians, and birds through planting of native, moisture-tolerant species.
- To contribute to on-site Sustainable Drainage Systems (SuDS) through interception, attenuation and infiltration of surface water runoff.

Enhancement Method

- **Ground preparation and soil construction**

  Excavated areas will be formed to specified depths and gradients, typically with gently sloping sides and a flat base. Soil profiles will include:
  - Sandy-loam soil to BS3882.
- **Planting:**

  The rain-garden beds will be planted with a mix of ornamental, moisture-tolerant herbaceous perennials, evergreen shrubs, sedges and ferns that thrive in free-draining yet periodically damp conditions. Planting will be indicative of ornamental planting include species: Anemone ‘September Charm’, Calamagrostis × acutiflora ‘Karl Foerster’, Carex oshimensis ‘Evergold’, Euonymus japonicus ‘Paloma Blanca’, Dryopteris erythrosora, Geranium macrorrhizum ‘Album’, Heuchera ‘Coral Cloud’, Luzula sylvatica ‘Marginata’, Polystichum tsus-simense, Sarcococca ‘Purple Stem’, Skimmia japonica ‘Kew Green’, and Pittosporum tenuifolium ‘Silver Queen’.

Table 1.4. Rain garden management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
Remove weeds manually	Checked twice annually in early spring and in autumn	Reduce competition for resources such as nutrients, water, and light	A,B, C
Application of bark mulch at a depth of 50 mm	Immediately after planting, then topped up annually in autumn or as required	Suppresses weed growth, retains moisture, and regulates soil temperature	A
Watering will be undertaken before and after planting and during dry spells	When required; more frequent watering during drought periods	Ensures plants establish successfully and do not fail due to water stress	A, C
Removal of sediment/debris build-up in rain garden basins	Checked annually; cleared as necessary	Ensures functionality of rain garden as a SuDS feature and prevents clogging of soil profile	A, B, C

Native hedgerow

Overview:

It is proposed to create native hedgerow around the site, as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4).

Hedgerows within the residential area of the site will be managed to a shorted height and width. All hedgerows are proposed in 'poor' condition.

Objectives:

- To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, badgers, and hedgehogs.
- To ensure native species only are planted.
- Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

Creation Method:

- **Ground preparation**

Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into.

- **Planting**
  Plants will be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density will focus on achieving a hedgerow width >1m; as such, plants will be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row.
  Proposed species include hawthorn and blackthorn.
- **Timing**
  For bare root stock planting November to March, for container grown stock planting March-April or September-October.

Table 1.5. Native hedgerow management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
If required, temporary fencing will be in put in place.	First 2 growth seasons	Protect from damage	A1 & A2
Fences will be checked and any broken or damaged fences during this time would be removed (as above) and replaced with ties re-fixed	When required.	Maintain protection	D2
Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Apply a light dressing of organic manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	A1 & A2

	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	A1, A2, B1, & B2
	Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.	A1, A2, B1, & B2
	(Where applicable) Once the hedgerow reaches an average height of 1.5m or above along the hedgerow length, this height or above must be retained.	To be checked annually once hedgerow reaches 1.5m in height.	To ensure the hedgerow is not maintained at a low level of worse value to biodiversity.	A1
	(Where applicable) Once the hedgerow reaches an average width of 1.5m or above along the hedgerow length, this width or above must be retained.	To be checked annually once hedgerow reaches 1.5m in width.	To ensure the hedgerow is not maintained at a thin density of worse value to biodiversity.	A2

3.2 Timing/Monitoring

Monitoring Term

Monitoring will take place for at least 30 years post-development to ensure that the net gain is maintained for at least the minimum legal term.

Creation period

Habitat enhancement and creation works will be scheduled to take place following the completion of major development works to ensure newly created habitats are not damaged during construction activities. On-site biodiversity gain works will be implemented within 6 months of the completion of construction, and the 30-year management period will commence from the date of completion of all biodiversity enhancement works. The proposed timeline is as follows:

1. Pre-Development (Prior to Construction)
    - Identify and protect any existing ecological features that must be retained.
    - Implement measures and avoid to areas designated for habitat creation to prevent soil compaction or contamination.
2. Post-Development (After Major Construction Works)
    - Soil Preparation
        - Remove any construction debris and de-compact soil as necessary.
        - Introduce appropriate soil treatments to optimize conditions for target grassland species.
    - Seed Sowing and Planting (in autumn or spring)
        - Sow seed mix suited to the local conditions.
        - Introduce plug plants of key forbs to accelerate species establishment.
    - Initial Establishment and Maintenance (First 1–2 Years)
        - Implement a sensitive cutting regime as to not destroy the habitats.
        - Control competitive species such as dominant grasses to encourage plant diversity.
        - Avoid the use of herbicides and artificial fertilisers to maintain habitat integrity.
    - Long-Term Management
        - Continue appropriate management strategies outlines in table 1.

- Adjust management practices if required having discussed this with the monitoring individual.

This phased approach ensures that the habitat establishment aligns with best practices and maximizes biodiversity benefits while avoiding damage from construction activities.

New Habitats

Monitoring and reporting will take place on years 1, 2,5,10,15,20,25,30 following the year that major development works are completed and the 30-year BNG period begins.

Monitoring reports as referenced above shall be sent to the local authority by November 1st of each year in which monitoring is undertaken. As a minimum these reports shall contain:

- A summary of management actions taken over the previous monitoring period and their timing
- A summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems
- A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence:
    - species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification
    - species composition and whole feature assessment of hedgerow habitat and trees
    - photographs of each habitat parcel.
    - Conditions will be compared to previous monitoring reports to highlight the direction of travel for each attribute target.

4.0 Bibliography

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- HMSO: Natural Environmental and Rural Communities Act (2006) http://www.legislation.gov.uk/ukpga/2006/16/contents
- HMSO: The Conservation of Habitats and Species Regulations (2010) http://www.legislation.gov.uk/uksi/2010/490/contents/made
- National Planning Policy Framework. (2021). https://www.gov.uk/government/publications/national-planning-policy-framework--2

Appendix 1: Proposed Development Plan

Planting Strategy

General objectives
The proposed planting scheme provides the following functions and aesthetic qualities;
- To create a green and verdant setting for residents and visitors to enjoy.
- To enhance biodiversity: A variety of species and planting types will offer habitats and ecosystems for wildlife.
- To create a climate resilient environment, that provides shade, urban cooling and mimics natural drainage processes

Tree Planting
Objective: The tree planting will introduce vertical greening element to the development and introduce seasonal interest.
Planting Structure: Larger street trees will provide definition to the site boundaries and key public realm areas while smaller garden tree species will provide seasonal interest to the walks, with a number of flowering and fruiting species offering interest for insects and birds.

For details refer to the tree planting schedule below.

Hedgerow planting
Objective: to improve biodiversity through planting of native species, demarcate ownership of private gardens, and provide a green buffer along the site boundaries. Low, formal hedges to be planted to front gardens and native mixed hedgerow to be planted along site boundaries.

Indicative hedging species:
Carpinus betulus
Corylus avellana
Fagus sylvatica
Ilex aquifolium
Ligustrum vulgare
Viburnum opulus

Ornamental planting
Objective: To create a verdant and attractive setting for residents, comprising a combination of year-round evergreen, pollinator-attracting planting with bursts of seasonal texture and colour using a mix of ornamental shrub, herbaceous perennials, ferns and ornamental grasses. Bulb species will provide seasonal interest.

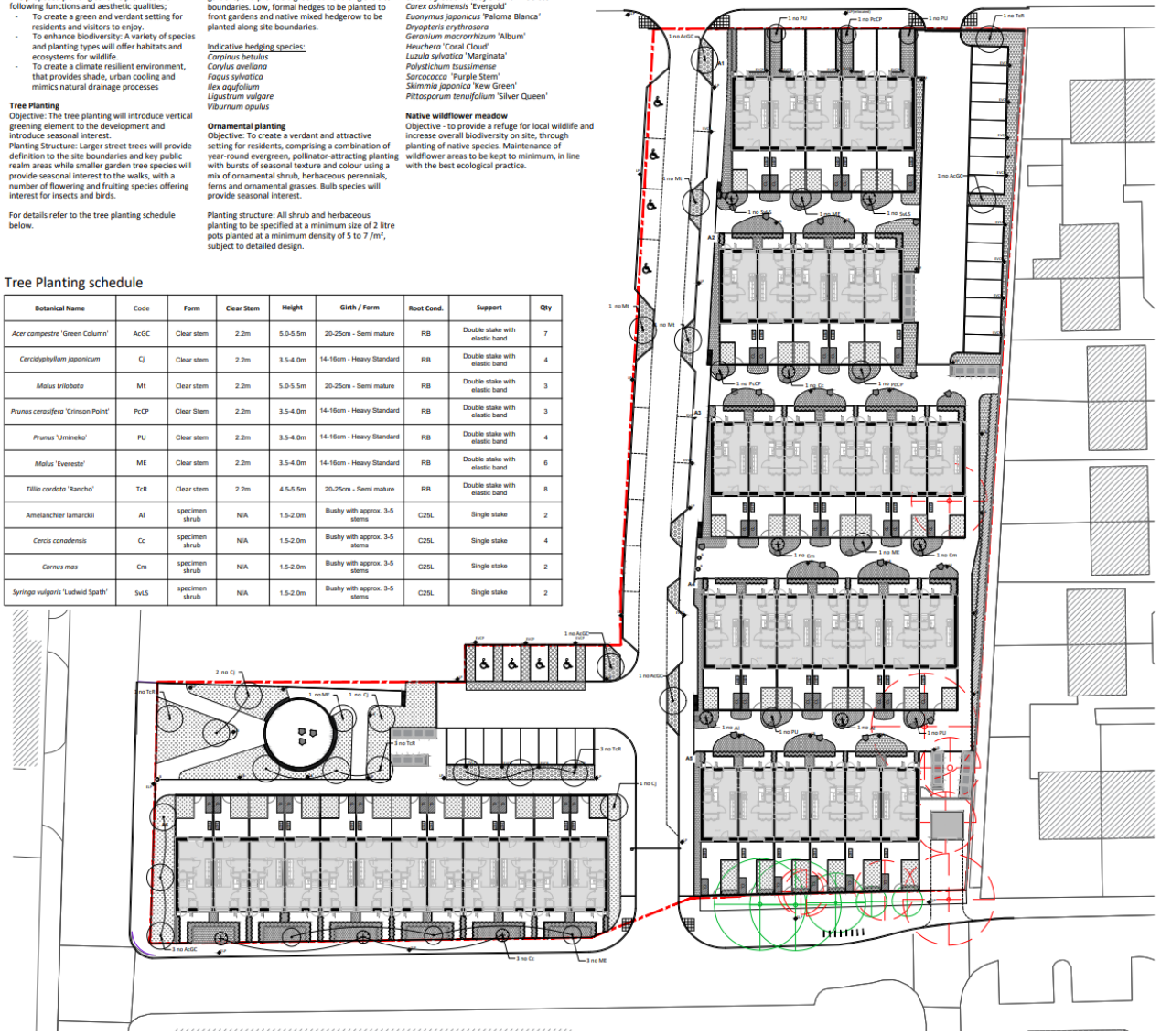
Planting structure: All shrub and herbaceous planting to be specified at a minimum size of 2 litre pots planted at a minimum density of 5 to 7 /m², subject to detailed design.

Indicative ornamental planting species:
Anemone 'September Charm'
Calamagrostis x acutiflora 'Karl Foerster'
Carex oshimensis 'Evergold'
Euonymus japonicus 'Paloma Blanca'
Dryopteris erythrosora
Geranium macrorrhizum 'Album'
Heuchera 'Coral Cloud'
Luzula sylvatica 'Marginata'
Polystichum tsussimense
Sarcococca 'Purple Stem'
Skimmia japonica 'Kew Green'
Pittosporum tenuifolium 'Silver Queen'

Native wildflower meadow
Objective - to provide a refuge for local wildlife and increase overall biodiversity on site, through planting of native species. Maintenance of wildflower areas to be kept to minimum, in line with the best ecological practice.

Tree Planting schedule

Botanical Name	Code	Form	Clear Stem	Height	Girth / Form	Root Cond.	Support	Qty
Acer campestre 'Green Column'	AcGC	Clear stem	2.2m	5.0-5.5m	20-25cm - Semi mature	RB	Double stake with elastic band	7
Cercidyphyllum japonicum	Cj	Clear stem	2.2m	3.5-4.0m	14-16cm - Heavy Standard	RB	Double stake with elastic band	4
Malus trilobata	Mt	Clear stem	2.2m	5.0-5.5m	20-25cm - Semi mature	RB	Double stake with elastic band	3
Prunus cerasifera 'Crinson Point'	PcCP	Clear Stem	2.2m	3.5-4.0m	14-16cm - Heavy Standard	RB	Double stake with elastic band	3
Prunus 'Umineko'	PU	Clear stem	2.2m	3.5-4.0m	14-16cm - Heavy Standard	RB	Double stake with elastic band	4
Malus 'Evereste'	ME	Clear stem	2.2m	3.5-4.0m	14-16cm - Heavy Standard	RB	Double stake with elastic band	6
Tillia cordata 'Rancho'	TcR	Clear stem	2.2m	4.5-5.5m	20-25cm - Semi mature	RB	Double stake with elastic band	8
Amelanchier lamarckii	Al	specimen shrub	N/A	1.5-2.0m	Bushy with approx. 3-5 stems	C25L	Single stake	2
Cercis canadensis	Cc	specimen shrub	N/A	1.5-2.0m	Bushy with approx. 3-5 stems	C25L	Single stake	4
Cornus mas	Cm	specimen shrub	N/A	1.5-2.0m	Bushy with approx. 3-5 stems	C25L	Single stake	2
Syringa vulgaris 'Ludwid Spath'	SvLS	specimen shrub	N/A	1.5-2.0m	Bushy with approx. 3-5 stems	C25L	Single stake	2



KEY

- Planning application boundary
- Proposed buildings
- Existing trees to be retained
- Existing trees to be removed
- Proposed street tree planting large-medium size (20-25cm girth)
- Proposed garden tree planting small-medium size (14-16cm girth)
- Proposed large specimen shrub planting (1.5-2m high)
- Proposed ornamental planting
- Proposed rain garden planting
- Proposed hedge planting
- Proposed grass lawns
- Proposed wildflower meadow

Notes
1. All dimensions in mm, unless otherwise stated.
2. Scaling from drawing if printed incorrectly may lead to errors.
3. All information outside red line boundary shown for contextual purpose only.
4. All hatch patterns are indicative only unless stated otherwise.
5. This drawing is to be read in conjunction with the remaining re-form landscape architecture documentation AND all relevant documentation from the design team.
6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
   - Foundation details
   - Base course and/or sub bases design & specification
   - Waterproofing of any element
   - Levels & Drainage design and infrastructure
   - Lighting and ducting
   - Existing & proposed utilities
10. Plant quantities are to suit site areas in accordance with scheduled plant densities.
11. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Scale
0m 5m 10m 20m

17.07.25 Planting strategy updated to updated parking arrangements — MG: MG: AP: P10
Date | Description of revision | Drawn by | Checked by | Approved by | Revision

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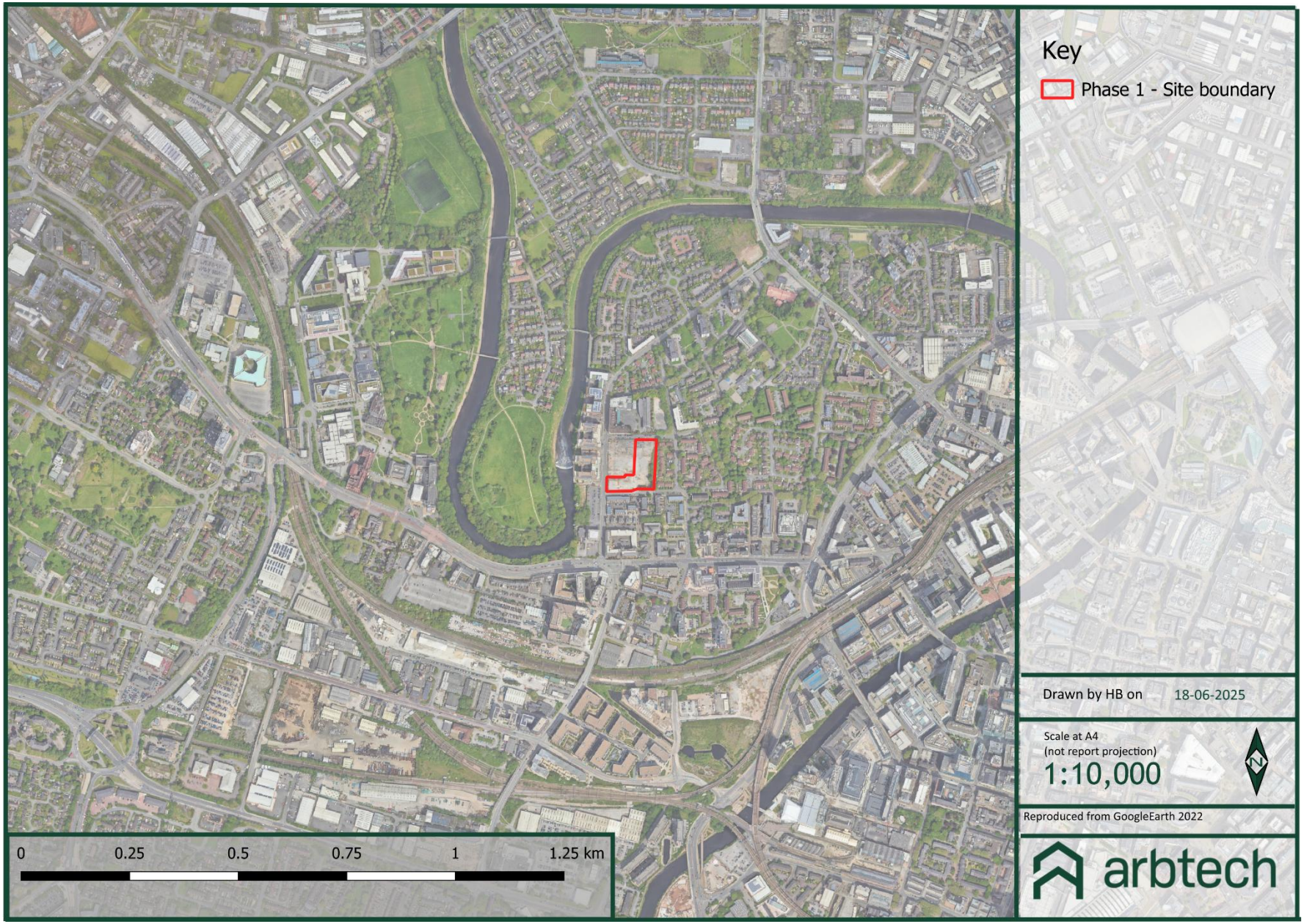
Project
FARMER NORTON PHASE 1
RF24-1142

Client
ENGLISH CITIES FUND

Document title
PLANTING STRATEGY

Paper size: A1
Scale: 1:250
Status: FOR INFORMATION
S2
Drawing number: 80105-RFM-P1-00-D-L-0003
Revision: P10

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan

Appendix 4: Post Development Habitat Plan